

Greenberg Gibbons
Commercial,
Petitioner
ZRA 100

* PLANNING BOARD OF
* HOWARD COUNTY, MARYLAND

* * * * *

MOTION: To recommend approval of the proposal to amend Section 126.B.2.o. of the Zoning Regulations to increase the size of permitted food stores in the PGCC District (Planned Golf Course Community).

ACTION: *Recommended approval of Petition; Vote 5 to 0.*

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RECOMMENDATION

On August 28, 2008, the Planning Board of Howard County, Maryland, considered the petition of Greenberg Gibbons Commercial to amend Section 126.B.2.o. of the Zoning Regulations to increase the size of permitted food stores in the PGCC District (Planned Golf Course Community) from 18,000 square feet to 55,000 square feet.

The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation were presented to the Board for its consideration. The Department of Planning and Zoning recommended that the Petitioner's request be approved.

The Petitioner was represented by Richard Talkin, Esq. No one appeared in opposition to the petition. Several people testified in support of the petition.

Mr. Talkin said the increased size for food stores in the PGCC District is being requested in order to create a village center with a food store size that is consistent with current market demands. He said the proposal would not change or increase the overall size of the commercial district; the commercial square footage would simply be redistributed. Brian Gibbons of Greenberg Gibbons Commercial (GGC) testified that GGC was approached by Turf Valley representatives because GGC is known as a high-end developer. He said a true anchor tenant was needed for the village center in order to attract other comparable quality tenants. Mr. Gibbons explained that in order to create a community asset/town center with quality amenities, a larger size food store is needed. He said GGC has successfully developed several local town centers which have amenities such as water features, brick pavers and outdoor fireplaces.

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2 Several residents of the Legends of Turf Valley and the Vistas of Turf Valley testified in
3 support of the petition. The residents testified that the developer has considered the traffic and
4 environmental features of the area and the increased size of a food store is needed. One resident
5 stated that a food store of a size that would only offer milk and bread is not needed by the
6 community; a real food store is needed. Residents said that GGC's power point presentations
7 of other town centers developed by GGC have shown that such a proposal would allow
8 residents to walk or bike to the village center and that such an option is needed for older
9 residents who have given up driving. One resident stated that he supports the expansion and
10 likes the idea of a town square that allows people to stay in their homes and neighborhood. He
11 said it cuts down on traffic due to the need to leave Turf Valley to shop.

Motion:

12 David Grabowski made a motion to accept the recommendation of the DPZ Technical
13 Staff Report. Ramsey Alexander, Jr. seconded the motion.

Discussion:

14 Mr. Grabowski said the increased size is needed or the stores cannot work. Mr. Alexander
15 agreed with Mr. Grabowski and concurred with the Technical Staff Report. Mr. Rosenbaum said
16 the increased size is a natural progression, and it is difficult to believe that 3,000 square feet was
17 ever a standard size for a food store. Ms. Dombrowski agreed that the current market demands the
18 increased size. She noted that Mr. Talkin said that traffic has already been accounted for in the
19 commercial area. Ms. Citara Manis agreed with the other members and the Technical Staff
20 Report.

Vote:

21 The motion for approval of the petition in accordance with the recommendation of the
22 DPZ Technical Staff Report passed by a vote of 5 to 0.

23 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 11th
24 day of September, 2008, recommends that the Petitioner's request to amend section 126.B.2.o. of
25 the Zoning Regulations to increase the size of permitted food stores in the PGCC District
26 (Planned Golf Course Community) from 18,000 square feet to 55,000 square feet, be
27 APPROVED in accordance with the recommendation of the Technical Staff Report.
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5 HOWARD COUNTY PLANNING BOARD

6 Tammy J. Citaraffanis/jm
7 Tammy J. Citaraffanis, Chairperson

8 Not Available For Signature

9 Linda A. Dombrowski

10 David Grabowski/jm
11 David Grabowski

12 Gary Rosenbaum/jm
13 Gary Rosenbaum

14 Ramsey Alexander, Jr./jm
15 Ramsey Alexander, Jr.

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17 ATTEST:

18 Marsha S. McLaughlin
19 Marsha S. McLaughlin
20 Executive Secretary
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